

WARRANTY DEED

MICHAEL A. PINO and wife, REBECCA R. PINO  
GRANTORS

To

CHARLENE G. SALTER  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, MICHAEL A. PINO and wife, REBECCA R. PINO, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantee, CHARLENE G. SALTER, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 1754, Section 1, Greenbrook Subdivision, in  
Section 30, Township 1 South, Range 7 West, in  
the City of Southaven, DeSoto County, Mississippi,  
as shown by the plat appearing of record in  
Plat Book 11, Pages 23-24, in the office of the  
Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust executed by MICHAEL A. PINO, et ux, in favor of Bank of Mississippi, dated February 7, 1986, and recorded in Book 358, Page 656, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$62,540.04, and Grantee takes subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantee's name and Grantors hereby set over and assign unto Grantee without charge all escrow funds now held by Bank of Mississippi in connection with loan made by same on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantee herein by acceptance of this conveyance assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1987.

WITNESS the signatures of the Grantors this the 15th day of December, 1987.

Michael A. Pino

MICHAEL A. PINO

Rebecca R. Pino

REBECCA R. PINO

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named MICHAEL A. PINO and REBECCA R. PINO, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 15th day of December, 1987.

Marcia C. Huggins  
Notary Public

My Commission expires: November 28, 1991

Grantors' Address: 760 Whitehall, Southaven, MS 38671 393-2817

Grantee's Address: 977 Birchfield Place, Southaven, MS 38671 342-9478

Dec. 18  
Filed @ 11:30 A.M. 1987  
Book 201 Page 116  
H. C. Ferguson, Chancery Clerk